008.0	0002	0037.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,162,800 / 1,162,800
					USE VALUE:	1,162,800 / 1,162,800
					ASSESSED:	1,162,800 / 1,162,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MARION CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASSE DAVID W & PATRICIA A
Owner 2:	
Owner 3:	
Street 1:	11 MARION CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 16,377 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 1515 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16377.000	433,700		729,100	1,162,800
Total Card	0.376	433,700		729,100	1,162,800
Total Parcel	0.376	433,700		729,100	1,162,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 767.52 | /Parcel: 767.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 7389
GIS Ref:
GIS Ref:
Insp Date: 10/06/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0002-0037.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	433,800	0	16,377.	729,000	1,162,800	1,162,800	Year End Roll	12/18/2019
2019	101	FV	328,200	0	16,377.	774,600	1,102,800	1,102,800	Year End Roll	1/3/2019
2018	101	FV	328,200	0	16,377.	565,000	893,200	893,200	Year End Roll	12/20/2017
2017	101	FV	328,200	0	16,377.	492,100	820,300	820,300	Year End Roll	1/3/2017
2016	101	FV	328,200	0	16,377.	419,200	747,400	747,400	Year End	1/4/2016
2015	101	FV	315,700	0	16,377.	410,100	725,800	725,800	Year End Roll	12/11/2014
2014	101	FV	315,700	0	16,377.	337,200	652,900	652,900	Year End Roll	12/16/2013
2013	101	FV	315,700	0	16,377.	320,800	636,500	636,500		12/13/2012

!794!

PRINT

Date	Time
12/10/20	16:30:51

LAST REV

Date	Time
12/28/17	18:16:28
ekelly	
794	

USER DEFINED

Prior Id # 1:	7389
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15136-543		7/1/1983		135,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/16/2005	96	Add Bath	100,000	C		G6	GR FY06	REDO 2 KITS & 2 BT
1/21/2005	53	Demoliti	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
5/18/2009	Measured	189	PATRIOT
9/12/2005	Fieldrev-Chg	BR	B Rossignol
10/20/1999	Inspected	256	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT
8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16377		Sq. Ft.	Site		0	80.	0.56	1									729,052						729,100	

Total AC/HA: 0.37596 | Total SF/SM: 16377 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 729,052 | Spl Credit | Total: 729,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34306931
Const Adj.:	0.99742496
Adj $ / SQ:	167.451
Other Features:	113250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454638
Depreciation:	20913
Depreciated Total:	433725

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

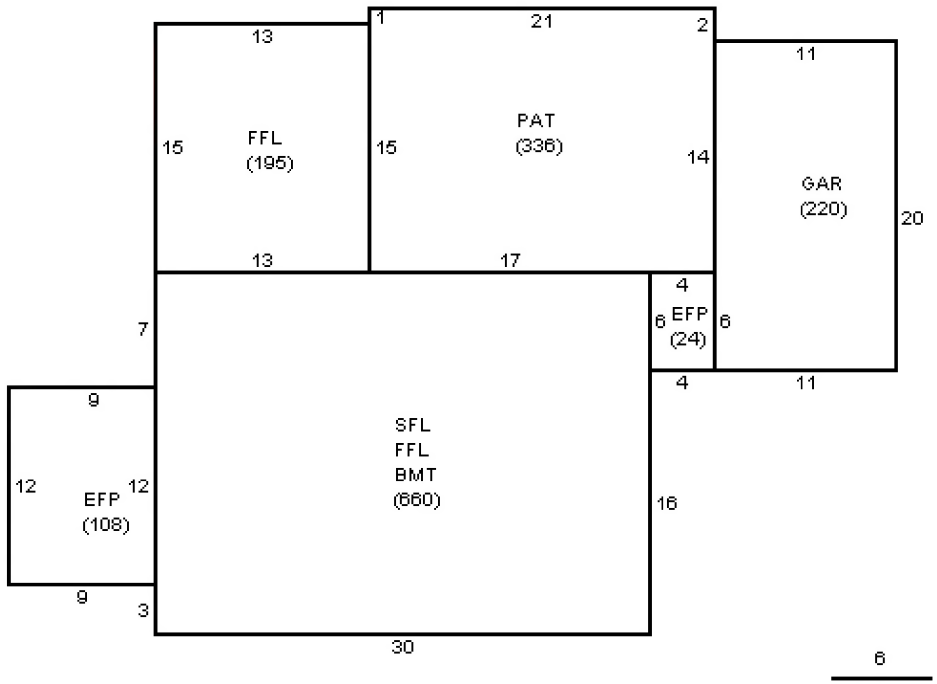
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	184.20
Special Features:	0	Val/Su Net:	151.48
Final Total:	433700	Val/Su SzAd	286.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	855	167.450	143,171
BMT	Basement	660	50.240	33,155
SFL	Second Floor	660	167.450	110,518
PAT	Patio	336	3.360	1,128
GAR	Garage	220	26.300	5,785
EFP	Enclos Porch	132	47.730	6,300

Net Sketched Area:	2,863			Total:	300,057
Size Ad	1515	Gross Are	2863	FinArea	1515

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

008.0-0002-0037.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	